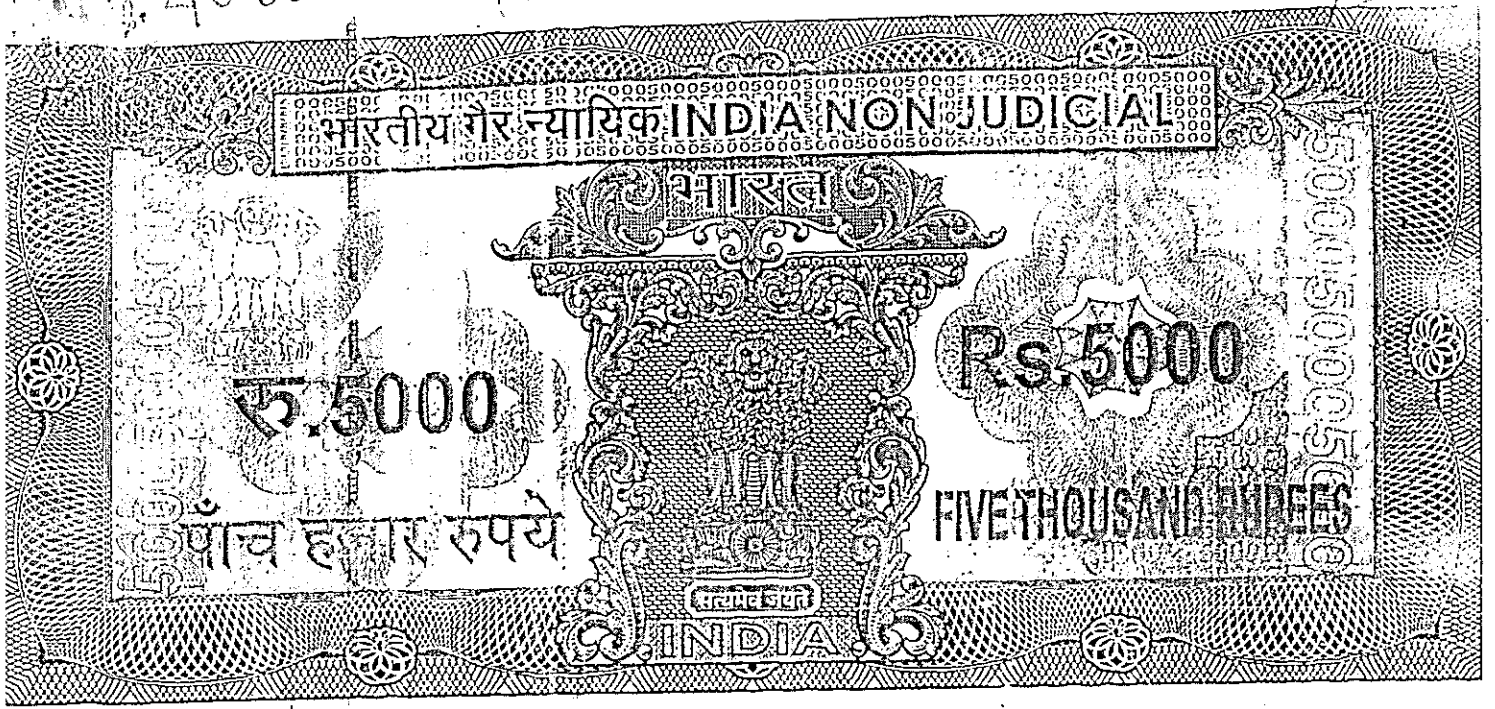


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 832382

30/5/2013
 2-NO. 8525/12
 V.C. NO. 1107/12
 13/5/13

whereas that the document is admitted
 a registration, the signature sheets and
 the endorsement sheets attached with
 the document are part of this document

[Signature]
 Registrar, West Bengal
 Kolkata

13 MAY 2013

THIS DEED OF CONVEYANCE

01 AUG 2013

Made on this the 13th day of May Two Thousand and Thirteen

BETWEEN

M/S. LAKHIRAM PRIYAVART (PAN NO.- AA'AFL2822R), a
 partnership firm, registered under the provisions of the Indian
 Partnership Act, 1932, having its office at 747 Shivaji Colony,
 Rohtak, Haryana, and having its another office at 88, S/A, Block

K.S. Das - 8384 (Indra)

ADD.

AMT.

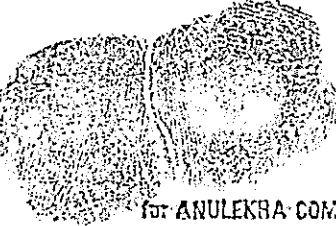
5000/- for Kanodia

KANODIA & CO.,
Solicitors & Advocates,
6, Old Post Office Street,
Kolkata - 700 001



Re Kanodia.

1683



for ANULEKHA COMPLEX (P) LTD.

for ANULEKHA DEVELOPERS (P) LTD.

for ANULEKHA NIRMAL (P) LTD.

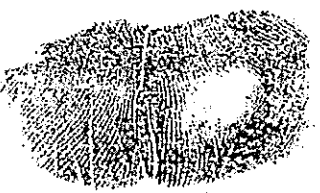
for ANULEKHA REAL ESTATE (P) LTD.

Re Kanodia.

Director/Authorised Signatory

Shree

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



1690

Ananta Deal Trade Pvt. Ltd.

Authorised Signatory/Director



1691

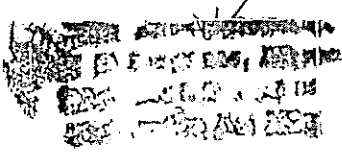
M/S LAKHIRAM PRIYAVART

Partner



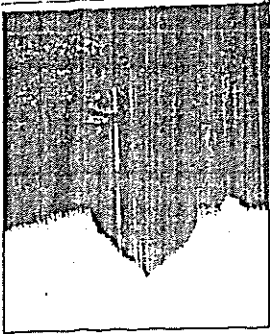


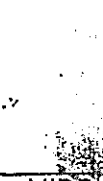







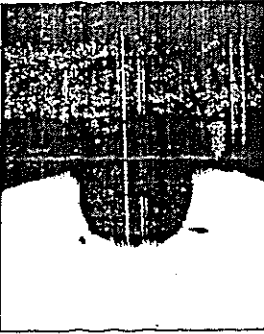











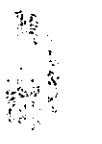




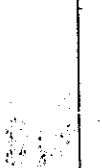




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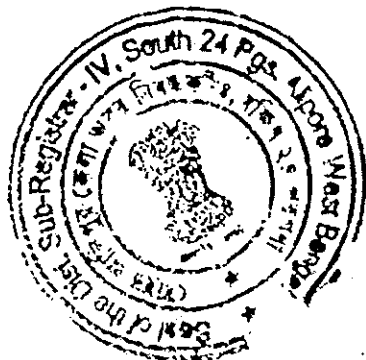
M/S LAKHIRAM PRIYAVART



10 3 MAY 2012

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or Purchaser/ Presentants					
1.						
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		LEFT HAND				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
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2.						
		LITTLE	RING	MIDDLE	FORE	THUMB
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		RIGHT HAND				
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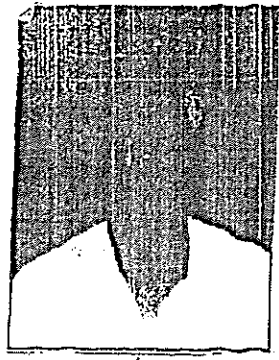


13 MAY 1953

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No. Signature of the executant and/or Purchaser/ Presentants

Pranab




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LEFT HAND					
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RIGHT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



~~Sub-Registrar, IV, South 24 Pgs. Alipore, West Bengal~~
* Sub-Registrar, IV, South 24 Pgs. Alipore, West Bengal *

13 MAY 2013


Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06318 of 2013
(Serial No. 04088 of 2013 and Query No. 1604L000008525 of 2013)

On 13/05/2013

Presentation (Under Section 52 & Rule 22A(3), 46(1), W.B. Registration Rules, 1962)

Presented for registration at 18.30 hrs on :13/05/2013, at the Private residence by Mr. Arun Kr Kedia , one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

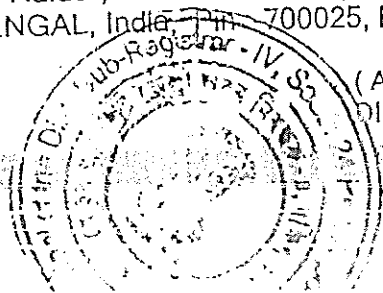
Execution is admitted on 13/05/2013 by

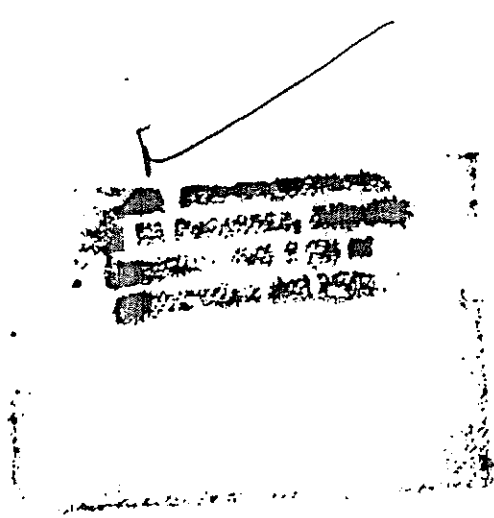
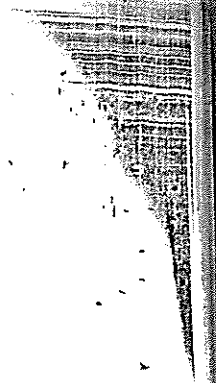
1. Sri Rajinder Singh
Partner, M/s. Lakhiram Proyavart (pan No. Aaafi2822r), 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : Others
2. Sri Surender Singh
Partner, M/s. Lakhiram Priyavart (pan No. Aaafi2822r), 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : Others
3. Mr. Arun Kr Kedia
Director, Ananta Dealtrade Pvt. Ltd. (pan No. Aajca5087f), 50 Suburban School Rd., Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Others
4. Mr. Ram Kr Kedia
Director, Anulekha Complex Pvt. Ltd. (pan No. Aakca8197m), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
Director, Anulekha Developerspvt. Ltd. (pan No. Aakca8083c), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
Director, Anulekha Nirman Pvt. Ltd. (Pan No. Aakca8210d), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
Director, Anulekha Real Estate Pvt. Ltd. (pan No. Aakca8194), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
Director, Arrowleaf Niwas Pvt. Ltd. (pan No. Aakca7539h), 2b Dr. Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Others

Identified By Biswajit Halder, son of Sri Ranjit Halder, 50 Suburban School Rd., District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 15/07/2013







Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06318 of 2013
(Serial No. 04088 of 2013 and Query No. 1604L000008525 of 2013)

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-23,97,996/-

Certified that the required stamp duty of this document is Rs.- 119911 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 10/06/2013

Deficit stamp duty

Deficit stamp duty Rs. 114910/- is paid , by the draft number 278455, Draft Date 28/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 10/06/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/06/2013

Deficit stamp duty

Deficit stamp duty Rs. 10/- is paid , by the draft number 503667, Draft Date 12/06/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 14/06/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 01/08/2013

Certificate of Admissibility (Rule 43 W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

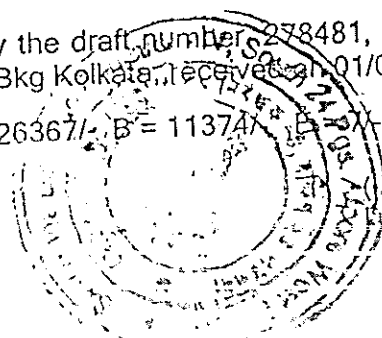
Amount By Cash

Rs. 11374.00/-, on 01/08/2013

Amount by Draft

Rs. 26406/- is paid , by the draft number 278481, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 26367/-, B = 11374/-, H = 28/-, M(b) = 4/- on 01/08/2013)



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



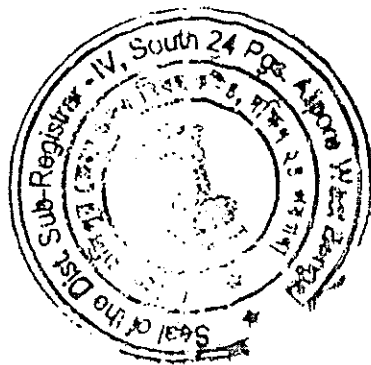
✓
[REDACTED]
[REDACTED]
[REDACTED]

E, New Alipore, Kolkata-700053, represented by its present partners (i) SRI RAJINDER SINGH (PAN NO.- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata -700 053, and (ii) SRI SURENDER SINGH (PAN NO.- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context be deemed to mean and include the partners of the said partnership firm and its partners from time to time and their heirs, successors, successors-in-office, legal representatives, administrators, executors and assigns in office) of the **FIRST PART,**

AND

1) **ANULEKHA COMPLEX PVT. LIMITED (PAN NO. AAKCA8197M)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata-700 025, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

2) **ANULEKHA DEVELOPERS PVT. LIMITED (PAN NO. AAKCA8083C)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata-700 025, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,



ALFORD W. LEE REGISTER
NO. 24
SOUTH 24 PAGES

3) ANULEKHA NIRMAN PVT. LIMITED (PAN NO. AAKCA8210D), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata-700 025, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

4) ANULEKHA REAL ESTATE PVT. LIMITED (PAN NO. AAKCA8194J), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata-700 025, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, For the sake of brevity hereinafter jointly and/or severally referred to as the "PURCHASERS" (which expression shall unless repugnant to the context be deemed to mean and include their respective successors, successors-in-office and/or interest, legal representatives, agents and assigns in office) of the **SECOND PART;**

AND

ANANTA DEALTRADE PVT. LTD. (PAN NO. AAJCA5087F), incorporated under the provisions of the Indian Companies Act, 1956, having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors Sri Arun Kumar Kedia son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban



STATE OF OREGON
DEPARTMENT OF TRANSPORTATION
2013

1 1 2013

School Road, P.S. Kalighat, Kolkata- 700025, hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless repugnant to the context be deemed to mean and include its successors, successors-in office and or interest, legal representatives, administrators, executors and assigns in office) of the **OTHER PART**;

WHEREAS all that piece and parcel of land measuring 36 Decimal which was recorded as Danga Land, situated within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No.119, R. S. Khatian No. 37, R. S. Dag No. 238, L. R. Khatian No. 436 and L. R. Dag No. 265, is the property being sold by and under this Deed of Conveyance and the same more fully and particularly mentioned and described in the schedule hereunder written.

AND WHEREAS One Abdul Malek Shaikh of Late Babar Ali Shaikh was the recorded owner of all that the piece and parcel of land admeasuring 36 Decimal situated in Mouza Raghampur, Under R.S.Khatian No. 37, comprised in R.S. No. 235, J.L.No. 74, Touzi No.119, under the R.S.Dag No. 238, in the District of previously 24 Parganas and now South 24 Parganas.

AND WHEREAS by virtue of a registered Deed of Conveyance by a Bengali Saf Kobala Deed dated 27th September, 1962 the aforesaid Abdul Malek Shaikh son of Late Babar Ali



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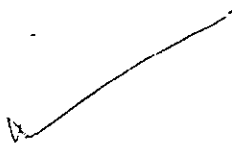
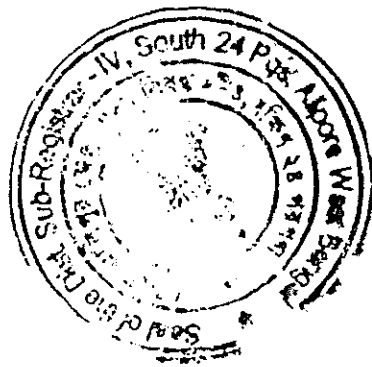
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Shaikh sold, conveyed and transferred all that the piece and parcel of land measuring a little more or less 36 Decimal, which was recorded as Danga Land and the same is situated at and lying in Mouza Raghampur, in the District previously 24 Parganas and now South 24 Parganas comprised in J. L. No. 74, R. S. 235, R.S. Dag No. 238, R. S. Khatian No. 37, to Sri Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury and the same was registered at the office of Baruipur Sub- Registration Office and recorded in Book no. I, Volume No. III, Pages from 12 to 16, Being no. 8881 for the year 1962, for valuable consideration paid by him.

AND WHEREAS by virtue of a decree passed in Civil Suit No. 205 of 1983 by the Ld. Addl. Senior Sub Judge, Rohtak, M/s. Lakhi Ram Priyavart a partnership firm, the present vendor herein was granted the aforesaid property under R. S. Dag No. 238, being the aforesaid land all that the piece and parcel of land measuring 36 Decimal situated and lying at Raghampur Mouza in the state of West Bengal.

AND WHEREAS as aforesaid the Vendor herein became the owner and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

AND WHEREAS by a DEED OF LEASE dated 6th January of 2005, executed before the Learned Notary Public Sri Dilip Kumar Basu (having Registration No. 18/1994) of Chief Metropolitan magistrate's Court, 2, Bankshall Street, Calcutta-700001, by and between the Vendors herein therein described as the Lessor, AND One M/S LOKPRIYA BRICKS PRIVATE LIMITED, a company



RECEIVED
Sub-Registrar - IV, South 24 P.S. Alipore W. District, Bengal.
Date: _____
Time: _____

incorporated under the provisions of the Indian Companies Act 1956, having its registered office at 84/S-C, Block E, New Alipore, Kolkata-700053, therein described as the Lessee, for a term or period of 13 (Thirteen) years with effect from 1st August of 2004, and on the terms and condition mentioned therein, of the aforesaid property.

AND WHEREAS the aforesaid M/S Lokpriya Bricks Private Limited, mortgaged its leasehold rights as also the consent and concurrence of the respective owners, created an equitable mortgage in favour of the State bank of India, Taratala Branch, Kolkata over and in respect of the various plots of land in aggregate measuring about 3.89 Acres, which were / are comprised in R.S. Dag No.s 238 - 36 Decimal, 240 - 14 Decimal, 226 - 41 Decimal, 229 - 11 Decimal, 235 - 8 Decimal, 236 - 33 Decimal, 242 - 29 Decimal, 219 - 27 Decimal, 227 - 13 Decimal, 246,258,245,255 - 60 Decimal, 256 - 17 Decimal, 243 - 15 Decimal, 89 - 3 Decimal, 255 - 3 Decimal, and 222 - 79 Decimal, by depositing the Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.s.

AND WHEREAS the aforesaid M/S Lokpriya Bricks Private Limited, negotiated with the said State bank of India, Taratala Branch to pay off the entire dues of the aforesaid bank in order to obtain release of the aforesaid properties being the properties of the aforesaid R.S. Dag No.s from the aforesaid mortgage.

AND WHEREAS for enabling the vendor herein to sell the aforesaid property the aforesaid M/S Lokpriya Bricks Private Limited, has after obtaining such consent of the aforesaid State



ALASKA WEST REGION
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
1988

Bank of India, Taratala Branch, surrender the aforesaid lease by Deed Of Surrender of Lease dated 18th March, 2013 made and executed before the Learned Notary Public Sri A. K. Sinha (having Registration No. 608 of 1995) of Alipore Police Court, Calcutta-700027.

AND WHEREAS as per the request of the Vendors under the Memorandum of Understanding dated 2nd February, 2012, the Confirming Party to make an additional advance payment towards the earnest money in further part payment under the Memorandum of Understanding dated 2nd February, 2012. Acting at the request of the Vendors named in the said Memorandum of Understanding dated 2nd February, 2012 and considering the need for paying off the aforesaid State Bank of India, Taratala Branch, the Confirming Party has paid by a Demand Draft No. 323745, dated 23rd March, 2013, issued by the State Bank of India, Harish Mukherjee Road Branch (102/B, Harish Mukherjee Road, Kolkata-700 025, West Bengal) of a sum of Rs. 41,00,000/- (Rupees Forty One Lac) only to State Bank of India, Stressed Assets Recovery Branch, 2/1, Russel Street, Kolkata- 700071, and has obtained delivery of the aforesaid Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.s.

AND WHEREAS the VENDOR herein assured the confirming party inter alia that no other person and/or persons has any right title interest or claim in the said property and also that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the subject property which is intended to be hereby sold and the vendor had offered to the Confirming Party herein to sell the aforesaid property being all



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that the piece and parcel of land measuring 36 Decimal situated and lying at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 37, R. S. Dag No.238, L. R. Khatian No. 436 and L. R. Dag No. 265 which is more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the SAID PROPERTY, and as such negotiated with CONFIRMING PARTY who being satisfied with the said offer of the Vendor and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDOR to purchase the same at or for the price of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah which is equivalent to Rs.66,611/- (Rupees Sixty Six Thousand Six Hundred Eleven) only per Decimal and the VENDOR accepted the said proposal of the CONFIRMING PARTY and agreed to sell grant convey transfer assign and assure the said property unto and in favour of the CONFIRMING PARTY and/or its nominee or nominees.

AND WHEREAS the Vendor herein and also others on the one hand and the confirming party on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2nd February, 2012, for sale of about 800 Cottahs of land which included the said 36 Decimal of Land being the said property also lying and situate at or within the Mouzas Raghampur and Dhamaitala within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2nd February, 2012,



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the confirming party has from time to time as per the request of the said vendors therein made to the Confirming Party, paid to the said vendors named therein a total sum of Rs.3,51,00,000/- (Rupees Three Crores and Fifty One Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.

AND WHEREAS the confirming party has with the consent and concurrence of the said vendors named in the said Memorandum of Understanding dated 2nd February, 2012, nominated the purchasers herein to complete the purchase of the said area of land measuring 36 Decimal being the said property (out of the said 800 Cottahs of land) the same is mentioned in the schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendor herein unto and in favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2nd February, 2012.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2nd February, 2012, and in consideration of the sum of Rs.23,97,996/- (Rupees Twenty Three Lac Ninety Seven Thousand Nine Hundred Ninety Six) only, paid to and received by the VENDOR herein out of which a sum of Rs.8,44,776/- (Rupees Eight Lac Forty Four Thousand Seven Hundred Seventy Six) only has been adjusted out of the earnest money and advance paid by the Confirming Party to the Vendor with the others under the said Memorandum of Understanding



ಅಲಿಪುರೇ ವೆಸ್ಟ್ 24 ನೇ ಪಿ.ಓ. ದಕ್ಷಿಣ ಭಾಗದ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ - 4, ಬೆಂಗಳೂರು

dated 2nd February, 2012, which sum of money is being credited by the vendor herein to the account of the purchaser herein and adjusted out of and reduced from the earnest money paid by the Confirming Party and another sum of Rs.1,90,206/- (Rupees One Lac Ninety Thousand Two Hundred Six) only has been adjusted out of another sum of Rs.41,00,000/- (Rupees Forty One Lac) only which has since in the meantime been further paid by the Confirming Party to the State bank of India, Stressed Assets Recovery Branch, "Kankaria Centre", 2/1 Russel Street, Kolkata-700071, at the instance and request of the Vendor in order to obtain release and discharge of the mortgage created by the Vendor and others in favour of the said bank and the balance sum of Rs.13,63,014/- (Rupees Thirteen Lac Sixty Three Thousand Fourteen) only, having been paid by the purchasers to the vendor at or before execution of these presents (the receipt whereof the VENDOR doth hereby as well as by the receipt hereunder written admits and acknowledges) and of and from payment of the same and every part thereof, hereby releases and discharges the PURCHASERS and the SAID PROPERTY, the said VENDOR as the beneficial and lawful Owner of the said property doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the PURCHASERS free from all encumbrances charges claims demands mortgages lispens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act whatsoever and howsoever all that piece and parcel of land measuring the 36 Decimal be the same a little more or less lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas



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(previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 37, R. S. Dag No. 238, L. R. Khatian No. 436 and L. R. Dag No. 265, which is more fully and particularly mentioned in the SCHEDULE hereunder written and shown and delineated in the Map or Plan thereof annexed hereto and colored therein within **RED LINES** together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said property or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the SAID PROPERTY or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever of them the VENDOR or its predecessor(s) in title and/or interest into and upon the SAID PROPERTY or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the SAID PROPERTY or any part thereof which now are on hereafter shall or may be in the possession or power, or control of the VENDOR or any one claiming under the vendor or any other person or persons from whom the Vendor may procure the same without any action or suit TO HAVE AND TO HOLD the SAID PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASERS absolutely and for ever and the VENDOR doth hereby for itself and its partners from time to time and their heirs executors successors representatives administrators agents and assigns covenant with the PURCHASERS that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the VENDOR is



ESTABLISHED
1853 IN CHICAGO, ILLINOIS
CORPORATED IN ILLINOIS
1853

now lawfully and absolutely seized and possessed of the SAID PROPERTY free from all encumbrances attachments and defect in title whatsoever and the VENDOR is otherwise well and sufficiently entitled to the SAID PROPERTY hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid done or made or caused to be done or made the VENDOR has in itself good right full power and absolute authority to sell convey transfer grant assign and assure the SAID PROPERTY hereby sold conveyed transferred granted assigned and assured or expressed so to be unto and to the use of the PURCHASERS in the manner aforesaid and the PURCHASERS shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the VENDOR or any person or persons lawfully or equitably claiming from under or in trust for it And the vendor has put the purchaser in actual physical peaceful vacant and lawful possession of the said property And Further that the Purchasers and each one of them shall be entitled to apply to have their name(s) mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in their names respectively and further that the VENDOR and all persons having or lawfully or equitably claiming or estate or right title and interest in the SAID PROPERTY or any part thereof from under or in trust for it the VENDOR shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS or either of them do and execute and perform and/or cause to be done executed and performed all



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such acts and deeds and things whatsoever for further and more perfectly assuring the SAID PROPERTY conveyed by these presents and every part thereof unto and to the use of the PURCHASERS in the manner aforesaid as shall or may be reasonably required.

AND THE VENDOR HAS at or before execution of these presents handed over and delivered to the Purchasers jointly and severally all the link deeds evincing title of the vendor to the said property and the detailed particulars of such link deeds and documents so handed over to the purchasers by the Vendor are mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.

AND the Confirming Party is confirming the sale of the said property mentioned in the schedule hereunder written by the Vendor unto and in favour of the Purchasers and also that the sale of the said property hereby so made shall absolve the Vendor from performing to the extent of such sale made by it who is one of the vendors in the said Memorandum of Understanding under and in terms of the said Memorandum of Understanding dated 2nd February, 2012 and also adjustment of the said sum of consideration amount mentioned hereinabove out of the said earnest money and part payment made by the Confirming Party to the vendor therein and the Vendor herein as also the said sum of money paid to the said State Bank of India, Stressed Assets Recovery Branch (SARB).



RECEIVED
POST OFFICE
SOUTH 24TH STREET
WEST
1918

14

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring and/or containing 36 (Thirty Six) Decimal be the same or little more or less recorded as Danga Land being the total land comprised in L. R. Dag No. 265 held vide L. R. Khatian No. 436 held and owned by the Vendor lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 37, R. S. Dag No. 238, now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say -

ON THE NORTH: By portions of land comprised in R. S. Dag No. 241, i.e. L. R. Dag No. 262.

ON THE SOUTH: By portions of land comprised in R. S. Dag No. 237, i.e. L. R. Dag No. 269.

ON THE EAST : By portions of land comprised in R. S. Dag Nos. 239 & 240, i.e. L. R. Dag Nos. 264 & 263.

ON THE WEST: By portions of land comprised in R. S. Dag Nos. 224, 225 & 236, i.e. L. R. Dag Nos. 248, 247 & 266.



REGISTRAR OF COMPANIES
WEST BENGAL
SOUTH 2A
P.O. WEST BENGAL

IN WITNESS WHEREOF the parties abovenamed have put and subscribed their respective hands and seals and signature on the day month and year first above written.

M/S LAKHIRAM PRIYA VART

Partner

M/S LAKHIRAM PRIYA VART

Partner

SIGNATURE OF THE VENDOR

Romchandra Khatri
88/S-A Block-E
New Alipore
Kolkata-53

for ANULEKHA COMPLEX (P) LTD.

for ANULEKHA DEVELOPERS (P) LTD.

for ANULEKHA NIRMAN (P) LTD.

for ANULEKHA REAL ESTATE (P) LTD.

R. K. Kalia

Director/Authorised Signatory

Abhisit Chakraborty
88B Sarat Bose Rd
Kolkata-70026


SIGNATURE OF THE PURCHASERS

Ananta Deal Trade Pvt Ltd.

Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES :

1. 
(S. K. Kanodia, Advocate,
High Court, Calcutta)

2. 

RECEIVED of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs.23,97,996/- (Rupees Twenty Three Lac Ninety Seven Thousand Nine Hundred Ninety Six) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

MEMO OF CONSIDERATION

By adjustment and appropriation
out of the earnest money paid by
the Confirming Party to inter
alia the Vendors in terms of the
Memorandum of Understanding
dated 2nd February,2012

Rs. 8,44,776.00

By adjustment and appropriation
Out of the sum of Rs. 41,00,000/-
Paid by the Confirming Party to
Inter alia the Vendors through
the State Bank of India(SARB)

Rs. 1,90,206.00

By Demand Draft No. 324511
dated 25.04, 2013
Issued by State Bank of India
Favouring the Vendor herein



ARBETIMET DHE TËKNIKËT
E ARBETIMIT DHE TËKNIKËS
TIRANE

towards the Balance Amount

Rs. 13,63,014.00

TOTAL

Rs.23,97,996/-
=====

Total Rs.23,97,996/- (Rupees Twenty Three Lac Ninety Seven Thousand Nine Hundred Ninety Six) only.

M/S LAKHIRAM PRIYAVART



Partner

M/S LAKHIRAM PRIYAVART


Partner

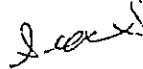
SIGNATURE OF THE VENDOR

WITNESSESS :

1. 
(S. K. Kanodia, Advocate,
High Court, Calcutta)

2. 

Drafted by me.


(S. K. Kanodia, Advocate,
High Court, Calcutta)

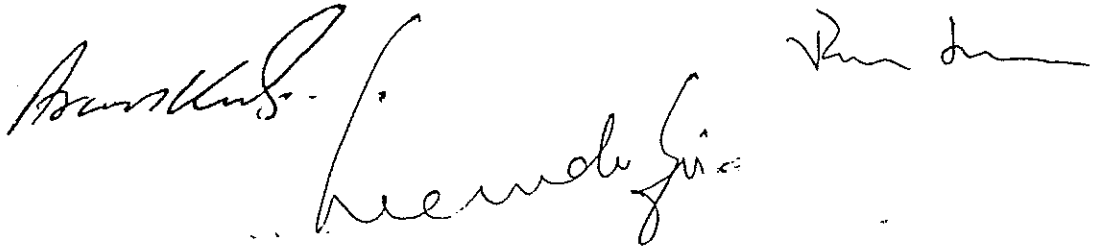


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Schedule of title deeds or relevant documents handed over by the Vendor herein to the Purchaser(s) in terms of this deed

1. Original Bengali Saf Kobala Deed dated 27th September, 1962, registered at the office of the Baruipur Sub- Registration Office and recorded in Book no. I, Volume No. III, Pages from 12 to 16, Being no. 8881 for the year 1962.
2. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein.
3. Original R. S. Information.

The other documents relevant hereto which formed part of the lease, mortgage and release by the State Bank of India have been handed over under another deed being registered simultaneously herewith.

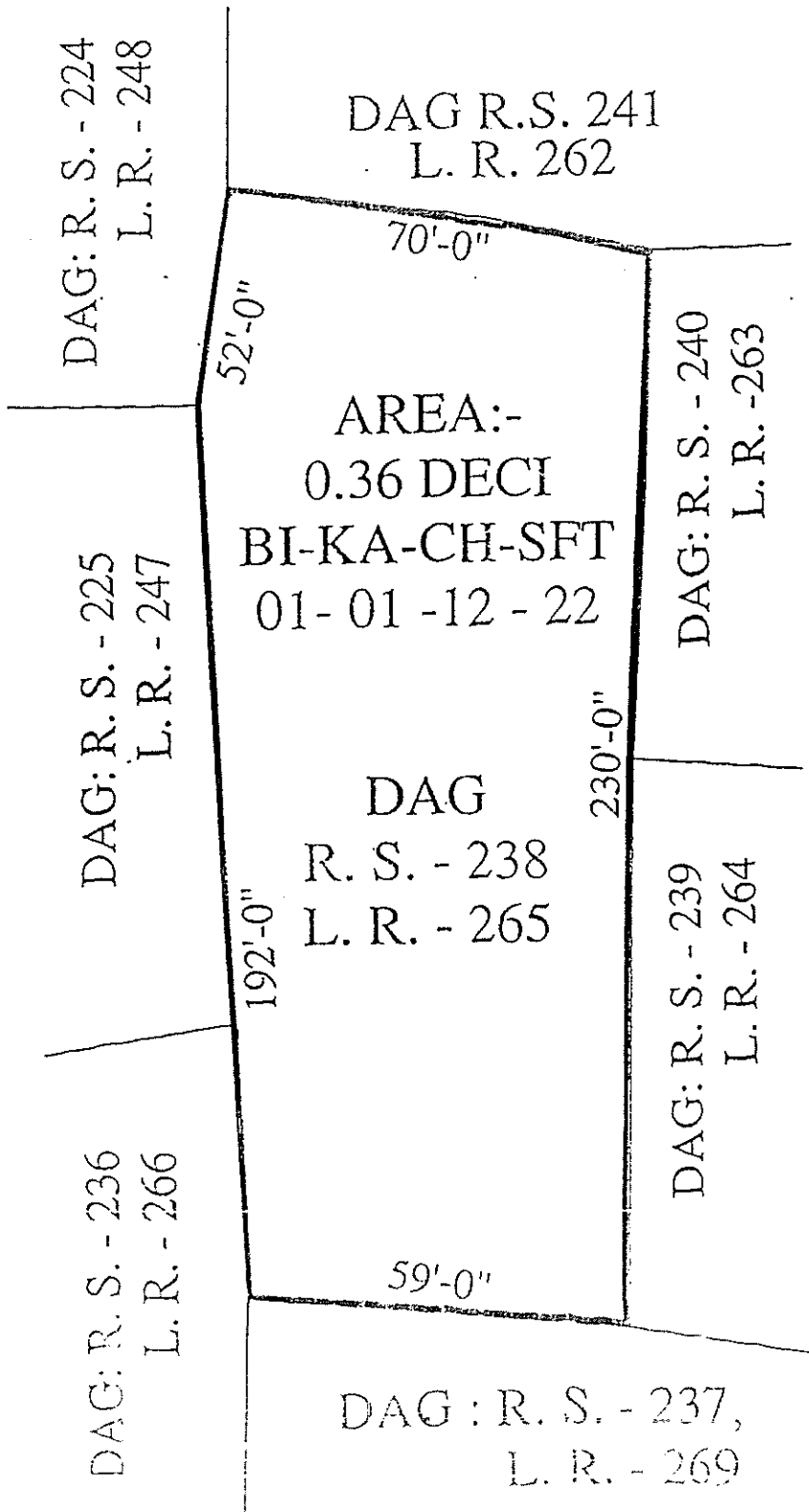
The image shows three handwritten signatures in black ink. The signature on the left is the most prominent and appears to be 'Bansu Kumar'. The signature in the middle is written in a cursive style and is partially obscured by the signature on the right. The signature on the right is shorter and appears to be 'Ranjan'.



Sub-Registrar - IV, South 24 P.W. Alford West Berhampur, Odisha

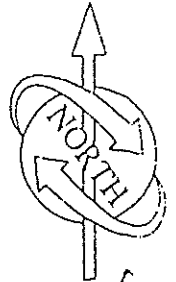
19 11 2017

ASTIC PLAN SHOWING THE SOLD LAND [MARKED BY
 RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 71
 R. S. DAG NO. - 238, L. R. DAG NO. - 265,
 UNDER - POLEGHAT GRAM PANCHAYET,
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.



M/S LAKHIRAM PRIYA VART

[Signature]
 Partner



M/S LAKHIRAM PRIYA VART

[Signature]
 Partner

for ANULEKHA COMPLEX (P) LTD.

for ANULEKHA DEVELOPERS (P) LTD.

for ANULEKHA NURSERY (P) LTD.

for ANULEKHA REAL ESTATE (P) LTD.

[Signature]
 Director/Authorised Signatory

Ananta Deal Trade Pvt. Ltd.

[Signature]
 Authorised Signatory/Director

Traced By

[Signature]
 MOHAN KUMAR GHOSH
 Rajpur-Sonarpur Municipality
 Narinavi, Di, Sonarpur Lane
 Kori-702144, E. S. No. 179

17-4-13

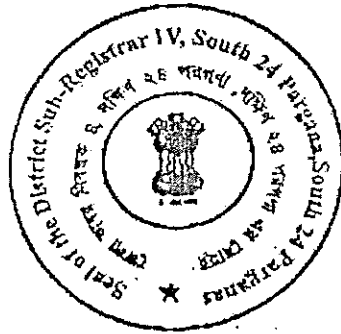


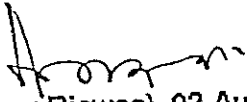
RECEIVED
13 MAY 2013

13 MAY 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 198 to 222
being No 06318 for the year 2013.

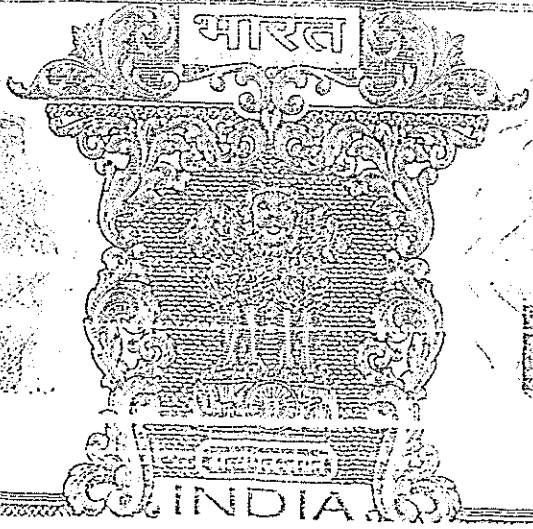



(Ashoke Kumar Biswas) 02-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

01/05/13

पचास
रुपये

₹. 50



FIFTY
RUPEES

Rs. 50

INDIAN NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

certified that the document is a true copy of the original as per the registration, the signature sheets and the endorsement which is attached with the document are part of this document.

464506

Handwritten notes and signatures in the left margin, including 'S. No. 8532/12' and 'S. No. 1069/12'.

13 MAY 2013

05 AUG 2013

This deed of INDEMNITY BOND is made and executed on this the 13 day of May, Two Thousand & Thirteen, by and between the Indemnifier(s) and Indemnified(s) named herein below:

PARTICULARS OF THE INDEMNIFIER(S):

M/S. LAKHIRAM PRIYAVART (PAN NO.- AAAFL2822R), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at 747 Shivaji Colony, Rohtak, Hariyana, and having its another office at 88,S/A, Block E, New Alipore, Kolkata-700053, represented by its present partners (i) SRI RAJINDER SINGH (PAN NO.- ABQPS3S22F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata -700 053, and (ii)

12089 26 APR 2013

No. _____
Sole to **KANODIA & CO.**
Solicitors & Advocates
Address: 6, Old Post Office Street
Kolkata - 700 007
A. BANERJEE
I.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 007

TR Kanchan Kedia

1689

for ANULEKHA COMPLEX (P) LTD.

for ANULEKHA DEVELOPERS (P) LTD.

for ANULEKHA INDIAN (P) LTD.

for ANULEKHA REAL ESTATE (P) LTD.

TR Kanchan Kedia

Director/Authorised Signatory

1691

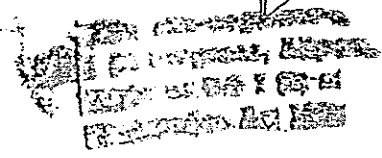
MRS LAKHIRAN PRIYAVART

Partner

1692

MRS LAKHIRAN PRIYAVART

Partner



13 MAY 2013

Resident Holders

Joint Holders

Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06428 of 2013
(Serial No. 04201 of 2013 and Query No. 1604L000008532 of 2013)

on 13/05/2013

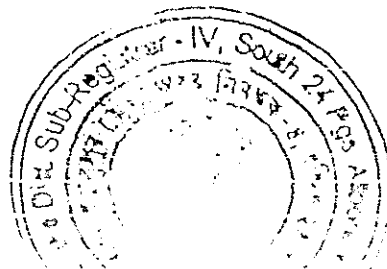
presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

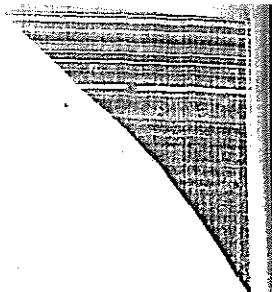
Presented for registration at 18.05 hrs on : 13/05/2013, at the Private residence by Ram Kumar Kedia, Claimant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 13/05/2013 by

1. Rajinder Singh .
Partner, M/s. Lakhiram Priyavart (pan No. Aacfl2822r), 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : Business
2. Sri Surinder Singh
Partner, M/s. Lakhiram Priyavart (pan No. Aacfl2822r), 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : Cultivation





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SECRET



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06428 of 2013
(Serial No. 04201 of 2013 and Query No. 1604L000008532 of 2013)

3. Ram Kumar Kedia

Director, Anulekha Complex Pvt Ltd (pan No. Aakca8197m), 53 Suburban School Rd, ,
Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Anulekha Developers Pvt Ltd (pan No. Aakca8083c), 53 Suburban School Rd, ,
Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Anulekha Nirman Pvt Ltd (pan No. Aakca8210d), 53 Suburban School Rd, , Thana:-Kalighat,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Anulekha Real Estate Pvt Ltd (pan No. Aakca8194j), .53 Suburban School Rd, ,
Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

, 53 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700025.

Director, Abhiprithi Villa Pvt Ltd (pan No. Aakca8169r), 53 Suburban School Rd, , Thana:-Kalighat,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

, 53 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700025.

Director, Aashinya Builders Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Aashinya Complex Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Aashinya Developers Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Aashinya Enclave Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700025.

, By Profession : Business

Identified By Biswajit Halder, son of Ranjit Kr Halder, 50, Suburban School Rd, District:-Kolkata,
WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

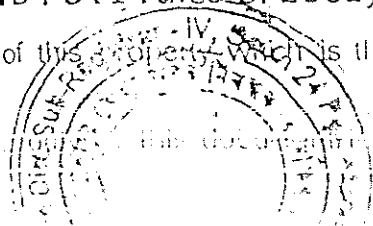
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

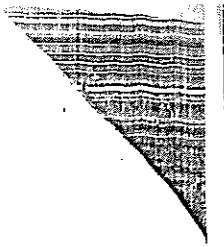
On 16/05/2013

Certificate of Market Value(WB PUVI rules of 2001)


Certified that the market value of this property is the subject matter of the deed has been
assessed at Rs.-10,00,001/-

Certified that we received payment of this duty on 16/05/2013 and the stamp duty paid is
Rs.-50/-





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Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06428 of 2013
(Serial No. 04201 of 2013 and Query No. 1604L000008532 of 2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 05/08/2013

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 34 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

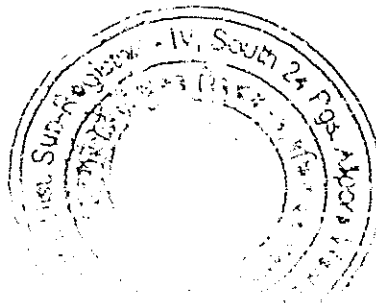
Payment of Fees:

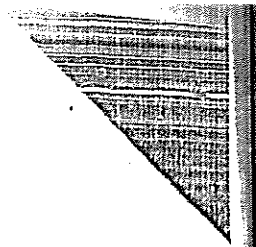
Amount By Cash

Rs. 39.00/-, on 05/08/2013

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 05/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV





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[Illegible stamp text]



[Faint, illegible markings]

SRI SURENDER SINGH (PAN NO.- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi.

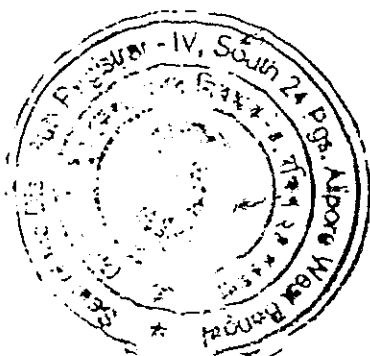
PARTICULARS OF THE INDEMNIFIED(S):

1) ANULEKHA COMPLEX PVT. LIMITED (PAN NO. AAKCA8197M), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata-700 025, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

2) ANULEKHA DEVELOPERS PVT. LIMITED (PAN NO. AAKCA8083C), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53; Suburban School Road, P. S. Kalighat, Kolkata-700 025, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

3) ANULEKHA NIRMAN PVT. LIMITED (PAN NO. AAKCA8210D), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata-700 025, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

4) ANULEKHA REAL ESTATE PVT. LIMITED (PAN NO. AAKCA8194J), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata-700 025, represented by one of



~~...~~
KEMENTERIAN KESEHATAN REPUBLIK INDONESIA
DIREKTORAT JENDERAL EPIDEMIOLOGI DAN PENYAKIT MENULAR
Jalan Pongoren, Alimata
Kecamatan UG I (01) di
Kantor Kesehatan Kota Medan

13 MAY 2013

its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

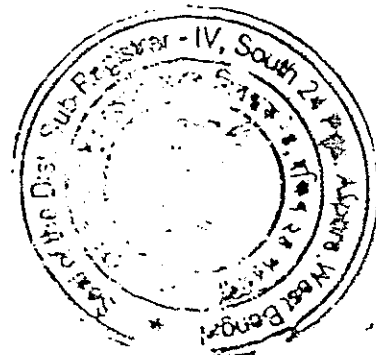
INDEMNITY TO COVER THE SUBJECT LAND:

ALL THAT piece and parcel of land measuring and/or containing 36 (Thirty Six) Decimal be the same or little more or less recorded as Danga Land being the total land comprised in L. R. Dag No. 265 held vide L. R. Khatian No. 436 held and owned by the Vendor lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No.37, R. S. Dag No. 238, now under the jurisdiction of the Poleghat Gram Panchayet.

ARISING OUT OF AND RELATING TO SALE OF THE PROPERTY MENTIONED AS SUBJECT LAND MENTIONED ABOVE WHICH HAS BEEN SOLD BY THE INDEMNIFIER(S) VIDE BELOW MENTIONED DEED OF CONVEYANCE EXECUTED BY THE INDEMNIFIER(S) IN FAVOUR OF THE INDEMNIFIED(S):

Deed of Conveyance dated 13th May, 2013 registered at the office of the D. S. R. IV Alipore, South 24 Parganas in Book No. I, CD Volume No. 33 at Pages from 198 to 222 Being No. 06318 for the year 2013.

INDEMNITY



~~SECRET~~
FOR OFFICIAL USE ONLY
NO FORN DISSEM

13 MAY 2013

1. That the indemnifier(s) record and confirm to have sold conveyed and transferred by the above mentioned Deed of Conveyance to the indemnified(s), ALL THAT the piece and parcel of land mentioned above under the heading Subject Land after receipt of the full amount of consideration from the Indemnified(s) and that no amount is due or payable by the indemnified(s) as purchasers therein and also further that the Indemnifier(s) have put the Indemnified(s) in actual physical vacant peaceful possession free from occupants trespassers licensees tenants etc. .
2. That the indemnifiers or either of them have not entered into any other Agreement of any nature whatsoever with any one else in respect of the said land except the Memorandum of Understanding dated 2nd February, 2012 entered with Ananta Dealtrade Pvt. Ltd., in terms of which the subject land has been sold and conveyed.
3. That there is neither Bargadar nor Dakhaldar on the subject land and that the indemnifier(s) have not mortgaged or encumbered the subject land and no notice of Acquisition or Requisition from any competent authority has been received by the indemnifier(s) and also that the subject land is in no way adversely affected by the provisions of the West Bengal Land & Land Reforms Act and there is not impediment on sale of the subject land to the Indemnified(s).
4. That the indemnified(s) shall be entitled to apply for and obtain mutation of their names with the concerned authorities and the indemnifier(s) hereby formally consent thereto and assure that they will not at any point of time object to such mutation being granted to the indemnified(s) as purchasers of the subject land.

[Handwritten signature]

5. The indemnifier(s) hereby undertake to keep the Indemnified(s) named above, fully and adequately indemnified against all third party claims and actions arising out of any sort of act or omission and/or in respect of any encumbrance or other actions against the indemnified caused by or due to any defaults on the part of the indemnifier(s).
6. The indemnifier(s) assure and undertake that they will sign and deliver all papers, if required, for further making and/or perfecting the clear and marketable title of the Indemnified(s) pursuant to the aforesaid deed of conveyance.

M/S LAKHIRAM PRIYAVART

[Handwritten Signature]
Partner

M/S LAKHIRAM PRIYAVART

[Handwritten Signature]
Partner

SIGNED BY THE INDEMNIFIER(S).

for ANULEKHA COMPLEX (F) LTD.

for ANULEKHA DEVELOPERS (P) LTD.

for ANULEKHA NISMAN (P) LTD.

for ANULEKHA REAL ESTATE (P) LTD.

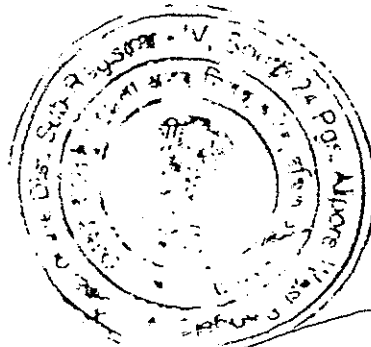
R-Kar Kadiw.

Director/Authorised Signatory

SIGNED BY THE INDEMNIFIED(S).

Witnesses:

1. Biswajit Halder;
50, Suburban School Road,
Kolkata - 700025.
2. Ramchandra Khutug
887's A, Market-F
Kolkata.



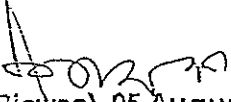
103 MAY 2013

103 MAY 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 1849 to 1859
being No 06428 for the year 2013.




(Ashoke Kumar Biswas) 05-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal